

ELECTRONIC WORK SESSION: An electronic work session will be held at 6:00 p.m. in Farmington City Hall, 160 South Main Street. The public is welcome to attend electronically. The agenda for the work session will be as follows:

1. Questions or concerns the City Council may have on agenda items.
2. Presentation by Brighton Homes on the Bri project

ELECTRONIC FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, December 15, 2020, at 7:00 p.m.** The meeting will be held electronically through Zoom, Farmington, Utah.

Farmington City Council meetings, including this meeting, are open to the public. In consideration of the COVID-19 pandemic, members of the public wishing to attend this meeting are encouraged to listen to the meeting on line. The link to listen to the meeting live and to comment electronically can be found on the Farmington City website at www.farmington.utah.gov. If you wish to email a comment for any of the listed public hearings, you may do so at hbouck@farmington.utah.gov.

The agenda for the meeting shall be as follows:

CALL TO ORDER:

7:00 Roll Call (Opening Comments/Invocation) Pledge of Allegiance

APPOINTMENTS:

7:05 Resolution Appointing David Barney to Chairman of Historic Preservation Commission

7:10 Resolution Approving the Trails Committee Bylaws

7:15 Resolution Appointing Brad MacDonald to Trails Committee Chairman

PUBLIC HEARING:

7:20 Zone Text Amendment: Regulating Plan Standards and Other Sections

7:30 General Plan Amendment/Zone Change – Montserrat Townhomes

8:00 FY 2021 Budget Amendment #1

SUMMARY ACTION:

(Items listed are considered routine in nature and will be voted on in mass unless pulled for separate discussion)

8:10 Minute Motion Approving Summary Action List

1. Plat Amendment – Stonebrook Farms Sub Lot 3
Tuscany Village Sub Lot 23
2. Approval of Minutes for November 17th

GOVERNING BODY REPORTS:

8:15 City Manager Report

8:20 Mayor Talbot & City Council Reports

ADJOURN**CLOSED SESSION**

Minute motion adjourning to closed session, if necessary, for reasons permitted by law.

***PLEASE NOTE:** Times listed for each agenda item are estimates only and should not be construed to be binding on the City Council.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability, please contact Heidi Bouck, Deputy City Recorder at 801-939-9209, at least 24 hours in advance of the meeting.

I hereby certify that I posted a copy of the foregoing Notice and Agenda and emailed copies to media representatives on December 11, 2020.

DATED this 11th day of December, 2020.

FARMINGTON CITY CORPORATION

By: _____
Heidi Bouck, City Recorder

CITY COUNCIL AGENDA

For Council Meeting:
December 15, 2020

S U B J E C T: Roll Call (Opening Comments/Invocation) Pledge of Allegiance

It is requested that Councilmember Rebecca Wayment give the invocation to the meeting and it is requested that Councilmember Brett Anderson lead the audience in the Pledge of Allegiance.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

CITY COUNCIL AGENDA

For Council Meeting:
December 15, 2020

SUBJECT: Resolution Appointing David Barney to Chairman of Historic Preservation Commission

ACTION TO BE CONSIDERED:

1. Move that the City Council approve the resolution appointing David Barney as the Chair of the Farmington City Historic Preservation Commission

GENERAL INFORMATION:

See enclosed staff report prepared by David Petersen, Community Development Director.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
SHAWN BEUS
SCOTT ISAACSON
AMY SHUMWAY
REBECCA WAYMENT
CITY COUNCIL

SHANE PACE
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: David E. Petersen, Community Development Director

Date: December 15, 2020

SUBJECT: **HISTORIC PRESERVATION COMMISSION—NEW CHAIR APPOINTMENT**

RECOMMENDATION

Move that the City Council approve the enclosed resolution consenting to the proposed appointment and David Barney to serve as the Chair of the Farmington City Historic Preservation Commission.

BACKGROUND

Section 11-39-030 of the Zoning Ordinance states: "The historic preservation commission, created pursuant to section 3-3-040 of this code, as amended, shall provide advisory assistance to the city regarding the implementation of the provisions of this chapter". Subparagraph C of Section 3-3-040 requires the appointment of a chairperson, subject to being ratified by the City Council, to oversee the proceedings and activities of the commission.

Respectively Submitted

David Petersen
Community Development Director

Review and Concur

Shane Pace
City Manager

FARMINGTON, UTAH

RESOLUTION NO. _____

**A RESOLUTION OF THE FARMINGTON CITY COUNCIL APPOINTING
A CHAIRMAN TO THE HISTORIC PRESERVATION COMMISSION**

WHEREAS, the Mayor and/or City Council for Farmington City have the right to appoint a qualified persons to serve as members of certain committees, as provided in the Municipal Code of the City; and

WHEREAS, the City Council desires now to appoint a certain individual to serve as the Chairman of the Historic Preservation Commission as more particularly provided herein below.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
FARMINGTON CITY, STATE OF UTAH, AS FOLLOWS**

Section 1. Appointment. The following individual is hereby appointed to serve as Historic Preservation Chairman within Farmington City. The person appointed shall serve at the pleasure of the City Council and their appointment shall be subject to the ordinance, rules, and regulations of Farmington City.

Historic Preservation Chairman David Barney

Section 2. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 3. Effective Date. This Resolution shall become effective immediately upon its passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY,
STATE OF UTAH, THIS 15TH DAY OF DECEMBER, 2020.**

FARMINGTON CITY

ATTEST:

Heidi Bouck, City Recorder

By: _____
Mayor H. James Talbot

CITY COUNCIL AGENDA

For Council Meeting:
December 15, 2020

SUBJECT: Resolution Approving the Trails Committee Bylaws

ACTION TO BE CONSIDERED:

1. Move that the City Council approve the resolution adopting the bylaws for the Farmington Trails Committee

GENERAL INFORMATION:

See enclosed staff report prepared by David Petersen, Community Development Director.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
SHAWN BEUS
SCOTT ISAACSON
AMY SHUMWAY
REBECCA WAYMENT
CITY COUNCIL

SHANE PACE
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: David E. Petersen, Community Development Director

Date: December 15, 2020

SUBJECT: **TRAILS COMMITTEE BYLAWS**

RECOMMENDATION

Move that the City Council approve the enclosed resolution adopting new bylaws for the Farmington Trails Committee.

BACKGROUND

The Trails Committee was formerly created as per Section 3-3-060 of Title 3 of the Farmington City Code to recommend and monitor the establishment of public trails and related facilities, programs and policies to meet the recreational needs of the citizens of Farmington City. As per subparagraph D thereto, reasonable rules and regulations may be established in accordance with this section for governing the conduct of its business, but such rules and regulations shall be adopted by resolution of the city council.

Respectively Submitted

David Petersen
Community Development Director

Review and Concur

Shane Pace
City Manager

BY-LAWS

Of The

FARMINGTON TRAILS COMMITTEE

Revised:

Article I: Name

The name of this organization is the FARMINGTON TRAILS COMMITTEE, hereafter referred to as the “COMMITTEE”. The activities of the COMMITTEE are principally confined to the areas shown on the Farmington Area 20-Year Master Trails Map as approved by the Governing Body of FARMINGTON City, Utah, hereinafter referred to as the “CITY”.

Article II: By-Laws

This document constitutes the By-Laws of the COMMITTEE in their entirety, as prescribed in Articles X and XIII of these By-Laws. A copy of these By-Laws shall be available at all COMMITTEE meetings.

Article III: Mission Statement

The mission of the COMMITTEE is to serve under the direction of the CITY improve the quality of trails and the quality of life of Farmington residents. We work to maintain, improve, develop, preserve, and promote trails in and around Farmington that all may enjoy nature’s pathways, open space, and walkable community trails. By making quality trails more accessible to our neighbors, we hope to share the attendant physical, mental, and spiritual benefits of regular trail enjoyment.

Article IV: Ethics

COMMITTEE members ~~are expected to~~shall comply with the “Municipal Officers and Employees Ethics Act” as set forth in ~~the~~ *Utah Code Annotated §10-3-1301*, et seq., as amended. ~~COMMITTEE members desiring more information or clarification regarding these provisions should contact the City Manager.~~

Article V: Role of the COMMITTEE and Farmington City

Section 1. COMMITTEE Role. The COMMITTEE shall be an advisory committee of the CITY and under the direction of the CITY. It is intended that the COMMITTEE will ~~act~~advise on policy issues as a non-partisan advisory body to the

CITY's Governing Body related to the Farmington Area 20-Year Master Trails Map and development applications regarding the dedication and/or construction of public trails. The COMMITTEE shall act only under the direction and authority of the CITY's ~~Governing Body~~ administration with respect to the operation and maintenance of the trails or the construction of trails by CITY employees. COMMITTEE requests for assistance from CITY employees will be channeled through the CITY's ~~Governing Body~~ administration. The projects and programs of the COMMITTEE shall be first approved by the CITY's Governing Body and shall consist of mainly light maintenance and development work.

Section 2. COMMITTEE Recommendations. All recommendations by the COMMITTEE to the CITY or other organizations shall first be approved by COMMITTEE vote as per Article X.

Section 3. Volunteers. COMMITTEE members shall not be considered employees, but shall be considered volunteers of the CITY for purposes of the Utah Governmental Immunity Act to the extent prefaced by law when performing COMMITTEE functions or duties.

Article VI: Officers, Duties, and Their Appointment

Section 1. Officers. The Officers of the COMMITTEE shall be a Chair and Vice Chair/Secretary. The officers shall ensure the requirements of the By-Laws are met and the decisions of the COMMITTEE are communicated.

Section 2. Chair. The Chair ~~may shall~~ serve in the position ~~for a term of one year~~ in accordance with the enabling ordinance of the CITY and consistent with the term of appointment. Duties of the Chair shall be to call and preside at all meetings of the COMMITTEE and special meetings when needed; give an annual report of the COMMITTEE activities; work closely with the COMMITTEE and CITY representatives; and provide leadership for the COMMITTEE.

Section 3. Vice Chair/Secretary. The Vice Chair/Secretary may serve in the position for a term of ~~two years~~ one year, which may be renewed. The Vice Chair/Secretary shall act as Chair in the absence of the Chair, or in event of the Chair's inability or refusal to act, and the Vice Chair when so acting shall have all powers and authorities of the Chair and be subject to all the restrictions of the Chair. The Vice Chair/Secretary shall perform or supervise the performance of the following duties: record minutes of the COMMITTEE; keep copies of all correspondence of the COMMITTEE; write such letters as the COMMITTEE directs; schedule meetings; provide notice of COMMITTEE meetings; take roll at COMMITTEE meetings; take charge of all records and correspondence of the COMMITTEE; keep current a roster of membership of the COMMITTEE; and also discharge such other assignments as assigned by the Chair.

Section 4. Consecutive Terms. There is no limit imposed on the number of consecutive terms a person may serve providing the proper procedures are followed in the officer's reappointment.

Section 5. Chair Pro-Tem. A member of the COMMITTEE may be assigned by the COMMITTEE to act as Chair in the absence of the Chair and the Vice Chair/Secretary and, when so acting, has all the power and authority of the Chair and is subject to all restrictions of the Chair. The Chair Pro-Tem shall be subject to the approval of the COMMITTEE per Article X. A Chair Pro-Tem may serve only on a temporary basis not to exceed three months. If absence of the Chair extends beyond three months, a new Chair to the COMMITTEE shall be appointed by the CITY's Governing Body.

Section 6. Other Officers. Other Officers not identified in these By-Laws may be added by amendment to these articles per Article XIII.

Section 7. ~~Nominating Officers.~~ ~~The COMMITTEE shall vote per Article X on persons to stand for appointment as Officers of the COMMITTEE. The COMMITTEE shall submit the names that have been agreed upon to the CITY's Governing Body for review.~~ **Appointment of Officers.** The Chair of the COMMITTEE shall be appointed by the Mayor with the advice and consent of the CITY Council. The term shall be as determined at the time of appointment, but not longer than three (3) years. The COMMITTEE may make recommendations to Mayor on the appointment of the Chair.

Section 8. Name Review and Appointment. The CITY's Governing Body reserves the right to reject any of the nominees submitted, in which case ~~the COMMITTEE would submit the name(s) of~~ other persons shall be considered to fill the position(s) or the CITY's Governing Body would appoint a person of their choosing.

Section 9. One Office. A COMMITTEE member may only occupy one office at a time.

Article VII: Membership and Appointment

Section 1. Eligibility. Any person, having reached eighteen (18) years of age, who is a resident of the CITY may be appointed as a member of the COMMITTEE, excepting others specifically approved by the CITY's Governing Body whose credentials are sufficient to warrant appointment. The COMMITTEE shall be composed of not less than 7 nor more than 9 members. COMMITTEE members shall not serve concurrently on more than one advisory board or Committee of the CITY, unless approved otherwise by the CITY's Governing Body. CITY COUNCIL member(s) may be assigned by the Governing Body to serve in liaison relationships with the COMMITTEE.

Section 2. Membership Recommendations. The COMMITTEE ~~shall vote per Article X on~~ may recommend persons to stand for appointment as members of the COMMITTEE. The COMMITTEE shall submit the names that have been agreed upon to

the ~~CITY's Governing Body~~ Mayor for review. Members of the COMMITTEE shall be appointed by the Mayor with the advice and consent of the CITY Council. The CITY's Governing Body confirms or denies the appointees or appoints persons of their own choosing for membership. The term of membership is three years. ~~Initial terms~~ Terms may be staggered to provide some continuity of COMMITTEE membership.

Section 3. Voluntary Termination of Membership. If during his or her membership any member resigns, dies, moves, or is otherwise unable or unwilling to continue to serve, then the CITY's Governing Body may remove that member's name from the COMMITTEE.

Section 4. Shortened Term of Membership. The CITY's Governing Body reserves the right to remove a current COMMITTEE member provided that the current COMMITTEE member is first advised of the action.

Section 5. Membership Term Record. A Record of term of office of each member shall be kept by the Vice Chair/Secretary. The Vice-Chair/Secretary shall advise the CITY when vacancies occur. These records shall be available for public examination during business hours at the CITY offices in accordance with the Governmental Records Access and Management Act (GRAMA). No mandatory restriction is set on the number of consecutive terms a COMMITTEE member may serve.

Article VIII: Sub-Committees

Section 1. Sub-Committees. Sub-Committees may be created by the COMMITTEE as deemed necessary to promote the mission statement and carry out the work of the COMMITTEE. Members of Sub-Committees are volunteers for purposes of the Utah Governmental Immunity Act to the extent permitted by law when performing their work.

Article IX: Meetings

Section 1. Frequency. Regular COMMITTEE meetings will be scheduled at least quarterly. A schedule of regular meetings should be adopted by the COMMITTEE at the final regular meeting of each calendar year for the next year.

Section 2. Notice. COMMITTEE meetings shall be noticed in accordance with the Utah Open and Public Meetings Act and shall be conducted in accordance with that Act's provisions.

Section 3. Special Meetings. Special COMMITTEE meetings may be called by the Chair or in response to a vote of the other members in accordance with Article X of these Bylaws or whenever such meetings are deemed necessary or desirable. These

meetings shall be in addition to the regular quarterly COMMITTEE meetings. Notice shall be provided as set forth in the Open and Public Meetings Act.

Section 4. Closed Session Meetings. “Closed session” meetings may be held in addition to the regularly schedule COMMITTEE meetings. The general public is not invited to these meetings. These meetings shall be strictly limited to the purposes set forth in the Open and Public Meetings Act. ~~are intended for the discussion of sensitive issues such as, but not limited to, personnel decisions, legal challenges, or negotiating strategies. No binding decision can be made in a closed session unless the decision is presented and acted by vote per Article X in a regular “open meeting” of the COMMITTEE.~~

~~**Section 5. Communications Outside of Formal Meetings.** COMMITTEE members may communicate on business relating to the COMMITTEE outside of formal meetings using letters, phone calls, e-mails, or other means to handle issues arising between formal meetings provided that decisions requiring a COMMITTEE vote are presented at the next COMMITTEE meeting and ratified by vote per Article X.~~

Section 56. Meeting Locations. Meetings of the COMMITTEE shall be held at CITY Hall unless circumstances dictate a different location, but the location shall allow for compliance with the *Open and Public Meetings Act*.

Section 67. Agenda. A written agenda shall be prepared for all meetings of the COMMITTEE, and a recording and minutes shall be made as set forth in the *Utah Open and Public Meetings Act*.

Section 78. Conduct of Meetings. The Chair should give wide latitude to discussion of business and give equal time if requested to each member but shall not allow individuals or groups to engage in personal arguments. If this should occur, the Chair or member of the CITY’s Governing Body has the discretion to declare such persons out of order and, if necessary, to ask such person to leave the meeting.

Section 89. Meeting Minutes. The Vice Chair/Secretary or his/her designee shall, where possible and practical, make available to all COMMITTEE members the minutes of the last COMMITTEE meeting prior to the next meeting. These minutes will then be discussed, corrected if necessary, and approved by vote of the COMMITTEE per Article X.

~~**Section 10. Reverence.** The COMMITTEE may choose to open the COMMITTEE meetings with a reverence (a prayer, a poem, a devotion, a moment of silence, etc.). A COMMITTEE member not desiring to be present during this reverence may be excused. All COMMITTEE members will be given an equal opportunity to conduct the reverence as desired. The reverence shall be brief, in good taste, and in accordance with the dictates of the presenter’s conscience.~~

Article X: Voting Procedures

Section 1. Binding Decisions and Voting Procedures. All recommendations of the COMMITTEE shall be approved by majority vote of a quorum of the voting members present at a properly scheduled and noticed COMMITTEE meeting. The COMMITTEE Chair is a non-voting member of the COMMITTEE except as needed to cast a vote to break a tie. A simple majority of members shall constitute a quorum. In order to obtain a clear majority on issues with more than two propositions, a re-vote will be taken on the two issues receiving the most votes if one proposition does not receive a majority of the votes.

Article XI: Finances

Section 1. Budgeting Process and Submission. The Officers shall cause an annual COMMITTEE operating budget to be prepared and proposed. The proposed budget shall be approved at a regular meeting of the COMMITTEE by vote and submitted to the CITY's Governing Body for final review and approval.

Section 2. Funds. The COMMITTEE may seek funding from the CITY for support of the COMMITTEE for such expenses as deemed appropriate by the CITY. The CITY, on behalf of the COMMITTEE, may accept voluntary contributions from other organizations or individuals for the promotion of the mission of the COMMITTEE if such contributions comply with CITY financial policy. All funds received by the CITY on behalf of the COMMITTEE shall comply with provisions of State law, including the Uniform Fiscal Procedures Act. The CITY shall create and maintain on behalf of the COMMITTEE special general ledger accounts.

Section 3. Non-cash Donations. Non-cash donations such as supplies, labor, food, materials, equipment, and merchandise may also be accepted by the CITY on behalf of the COMMITTEE from individuals, organizations, agencies, groups, merchants, etc., in the furtherance of the mission of the COMMITTEE.

Section 4. Requisition for payment. Expenses and requisitions for funds shall be remitted at least quarterly to the CITY through such channels and at such times as the CITY ordinances and procedures may provide. All budget proposals, purchasing, purchase reimbursements, payment of invoices, and requests for assistance are to be channeled through the CITY's Finance Director or designee. Neither the COMMITTEE, nor COMMITTEE members have any authority to pledge, encumber or spend unapproved CITY funds.

Section 5. Expenditure Approval Procedures. Expenses incurred and approved by the CITY's Governing Body for the COMMITTEE shall be remitted at least quarterly to the Officers of the COMMITTEE for approval on forms and with proper receipts and documentation, as required by the CITY's Governing Body.

Section 6. Audit of expenditures and operations. All COMMITTEE expenditures and program operations are subject to CITY budgetary financial risk management and other pertinent CITY rules and regulations.

Article XII: Periodic Reports

Section 1. Types of Reporting. Reports shall be prepared and submitted to the CITY's Governing Body upon request and shall be available to the public. These reports shall be filed with the CITY Recorder's office. The public may view these records upon request during regular CITY office business hours in accordance with the Utah Government Records Access and Management Act. These reports and records may include:

- 1) Proposed projects and projects in progress reports,
- 2) A roster of membership, and
- 3) COMMITTEE meeting minutes.

Section 2. Preparation. The COMMITTEE members shall see that upon request, the above reports are compiled, published, distributed, and maintained in accordance with the provisions set forth herein and as otherwise required by law.

Section 3. Approval. Project Reports, and minutes of the COMMITTEE meeting shall be approved by a vote of the COMMITTEE per Article X before submission to the CITY's Governing Body or distribution to any other interested parties.

Section 4. Presentation. Upon specific request, COMMITTEE Officers or COMMITTEE members may be requested to present written, electronic, and/or verbal reports to the CITY's Governing Body.

Article XIII: Amendments

Section 1. Amending. These By-Laws may be recommended for amendment at any regular meeting of this COMMITTEE provided that notice of the proposed amendments shall have been given per Article IX, Section 2, or the CITY Council of the CITY may make any amendment as the Council deems appropriate.

Section 2. Procedure. Recommendation for approval of an amendment shall be by COMMITTEE vote per Article X. All amendments or revisions shall be subject to the approval of the CITY's Governing Body. Amendments made by the CITY Council

without a recommendation from the COMMITTEE shall be presented at the next meeting of the COMMITTEE.

Section 3. Effective Date. These By-Laws and any amendments hereto shall become effective immediately upon approval by the CITY's Governing Body.

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF FARMINGTON CITY
AMENDING SECTION 3-3-060 OF THE FARMINGTON CITY
MUNICIPAL CODE RELATING TO THE APPOINTMENT OF A CHAIR
FOR THE FARMINGTON CITY TRAILS COMMITTEE**

WHEREAS, the City Council of Farmington City finds that the position of the Chair of the City Trails Committee is a significant appointment and requires significant communication and the establishment of excellent working relationships with the governing body of the City; and

WHEREAS, the City Council further finds that the appointment of the Chair of the Trails Committee by the City Council will support the proper functioning of the Trails Committee and will foster beneficial communication between the City Council and the Trails Committee; and

WHEREAS, the City Council desires to amend the Ordinance of the City to provide for the appointment of the Chair of the Trails Committee by the Mayor with advice and consent of the Council;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, AS FOLLOWS:

Section 1: Amendment. Section 3-3-060 of the Farmington City Municipal Code is hereby amended to read in its entirety as follows:

3-3-060: FARMINGTON CITY TRAILS COMMITTEE:

There is hereby created the Farmington City trails committee to recommend and monitor the establishment of public trails and related facilities, programs and policies to meet the recreational needs of the citizens of Farmington City. The organization, powers and duties of the trails committee shall be as follows:

A. Number: The committee shall be comprised of not more than nine (9) but no less than seven (7) regular members who shall be appointed by the mayor with the advice and consent of the city council.

B. Term: The members shall be appointed to staggered terms of three (3) years; provided, that members may be appointed to terms shorter than three (3) years when necessary to provide for staggered terms. These terms are renewable.

C. Chairperson: The members of the committee ~~shall appoint~~may recommend one of the members as eChairperson. The Chair of the committee shall be appointed by the Mayor with the advice and consent of the city council, subject to being ratified by the city council. The

~~eChairperson~~ shall serve for a term of one year, which term may be renewed. The ~~eChairperson~~ shall oversee the proceedings and activities of the committee.

D. Rules: The committee may adopt reasonable rules and regulations in accordance with this section for governing the conduct of its business. The rules and regulations shall be adopted by resolution of the city council.

E. Meetings: The committee may hold meetings at such times as the committee determines is necessary and as properly called with notice given to each committee member.

F. Duties: It shall be the duty of the committee to act in an advisory and voluntary capacity in the development of trails and related facilities for Farmington City residents, including, but not limited to, the following:

1. Recommend to the city council and the planning commission a trails master plan;
2. Review and recommend appropriate changes and updates to the trails master plan to the city council and planning commission;
3. Recommend projects, legislation, policies, funding allocations and other measures, programs or activities for the development of parks, trails and recreation opportunities for the benefit of city residents;
4. Carry out projects, programs or activities as directed by the city council;
5. Initiate, sponsor and promote involvement, activities and contributions by the private sector for the development of parks, trails and recreation for city residents; and
6. Provide input in the planning and approval process for city developments shown on the trails master plan to include a present or future trail. (Ord. 2012-18, 5-15-2012)

Section 2: Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3: Effective Date. The provisions of this Ordinance, for the preservation of public health and safety, shall become effective immediately upon publication and/or posting of the Ordinance, whichever occurs first.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY,
STATE OF UTAH, THIS ____ DAY OF _____, 2020.**

FARMINGTON CITY

By: _____
Mayor H. James Talbot

ATTEST:

Heidi Bouck, City Recorder

Voting by the City Council:

	“AYE”	“NAY”
Councilmember Leeman	_____	_____
Councilmember D. Anderson	_____	_____
Councilmember Ritz	_____	_____
Councilmember Wayment	_____	_____
Councilmember B. Anderson	_____	_____

CITY COUNCIL AGENDA

For Council Meeting:
December 15, 2020

SUBJECT: Resolution Appointing Brad MacDonald to Trails Committee Chair

ACTION TO BE CONSIDERED:

1. Move that the City Council approve the resolution appointing Brad MacDonald as the Chair of the Farmington Trails Committee

GENERAL INFORMATION:

See enclosed staff report prepared by David Petersen, Community Development Director.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
SHAWN BEUS
SCOTT ISAACSON
AMY SHUMWAY
REBECCA WAYMENT
CITY COUNCIL

SHANE PACE
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: David E. Petersen, Community Development Director

Date: December 15, 2020

SUBJECT: **TRAILS COMMITTEE-NEW CHAIR APPOINTMENT**

RECOMMENDATION

Move that the City Council approve the enclosed resolution consenting to the proposed appointment and Brad MacDonald to serve as the Chair of the Farmington Trails Committee.

BACKGROUND

The Trails Committee is essential to implementing the goals, policies, and objectives of the City's Active Transportation Plan and Trail Master Plan, both of which are elements of the Farmington City General Plan. Moreover, the Trails Committee was formerly created as per Chapter 3 of Title 3 of the Farmington City Code and Section 3-3-060 C of this chapter requires the appointment of a chairperson, subject to being ratified by the City Council, to oversee the proceedings and activities of the Committee.

Respectively Submitted

David Petersen
Community Development Director

Review and Concur

Shane Pace
City Manager

FARMINGTON, UTAH

RESOLUTION NO. _____

A RESOLUTION APPOINTING A CHAIRMAN TO THE FARMINGTON TRAILS COMMITTEE

WHEREAS, the Mayor and/or City Council for Farmington City have the right to appoint qualified persons to serve as members of certain committees, as provided in the Municipal Code of the City: and

WHEREAS, the City Council desires now to appoint a certain individual to serve as the Chairman of the Farmington Trails Committee as more particularly provided herein below.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, AS FOLLOWS

Section 1. Appointment. The following individual is hereby appointed to serve as Trails Committee Chairman within Farmington City. The person appointed shall serve at the pleasure of the City Council and their appointment shall be subject to the ordinance, rules, and regulations of Farmington City.

Trails Committee Chairman

Brad MacDonald

Section 2. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 3. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, THIS 15TH DAY OF DECEMBER, 2020.

FARMINGTON CITY

ATTEST:

Heidi Bouck, City Recorder

By: _____
Mayor H. James Talbot

CITY COUNCIL AGENDA

For Council Meeting:
December 15, 2020

PUBLIC HEARING: Zone Text Amendment: Regulating Plan Standards and Other Sections

ACTION TO BE CONSIDERED:

1. Hold Public Hearing.
2. Move that the City Council approve the enclosed enabling ordinance amending section 11-18-040 D. 1 and 2 regarding plan standards to better encourage mixed use development in the OMU zone

GENERAL INFORMATION:

See enclosed staff report prepared by David Petersen, Community Development Director.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



FARMINGTON CITY

H. JAMES TALBOT
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BRETT ANDERSON
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City Council Staff Report

To: Honorable Mayor and City Council
From: David Petersen, Community Development Director
Date: December 15, 2020
SUBJECT: **Zone Text Amendment: Regulating Plan Standards and Other Sections**
(Applicant: Farmington City, ZT-18-20)

RECOMMENDATION:

1. Hold a public hearing; and
2. Move that the City Council approve the enclosed enabling ordinance amending section 11-18-040 D. 1 and 2 regarding regulating plan standards to better encourage mixed use development in the OMU zone.

BACKGROUND INFORMATION

Previously the primary use in the OMU (Office Mixed Use) zone was office. Now with the adoption/consideration of recent PMPs (Project Master Plans), including a possible future remote transit hub, the character of OMU area may change to a more S.M.A.R.T (Sustainable, Mixed Use, Attractive, Realistic, Transit-Oriented) community. The block perimeter and block face lengths in such nationally and internationally recognized areas can be as small as 800 and 200 feet respectively. Meanwhile, the existing antiquated OMU block perimeter and block face lengths (2800 and 700 feet) are obsolete for SMART developments and the evolving OMU zone.

Supplemental Information

1. Enabling Ordinance [note: the proposed block face of 264 feet is equal to 16 rods or 4 chains (a rod is 16.5' and a chain is 66 feet--there are 4 rods to a chain). These units of measurement are consistent with past city/county practices].

Respectfully Submitted

David Petersen
Community Development Director

Concur

Shane Pace
City Manager

FARMINGTON, UTAH

ORDINANCE NO. 2020 -

**AN ORDINANCE AMENDENDING SECTIONS 11-18-040 D
1. and 2. OF THE FARMINGTON CITY ZONING
ORDINANCE REGARDING STREET NETWORK DESIGN
IN THE MIXED-USE DISTRICTS. (ZT-18-20)**

WHEREAS, the Planning Commission has held a public hearing in which amendments to Title 11, Section 11-18-040 of the Farmington City Municipal Code were reviewed and the Planning Commission recommended that these amendments be approved by the City Council; and

WHEREAS, the Farmington City Council has also held a public hearing pursuant to notice and as required by law and deems it to be in the best interest of the health, safety, and general welfare of the citizens of Farmington to repeal the section as proposed;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH:

Section 1. Amendment. Sections 11-18-040 D 1. and 2. of the Farmington City Zoning Ordinance are hereby amended in their entirety as follows:

1. Maximum Block Size: The maximum perimeter of any block may not exceed **one thousand fifty-six feet (1,056')** in the Office Mixed Use Districts, two thousand feet (2,000') in the Residential, General and Transit Mixed Use Districts, and two thousand eight hundred feet (2,800') in the Open Space ~~and Office Mixed Use Districts~~. Each block face may not exceed **two hundred sixty-four feet (264')** in the Office Mixed-Use Districts and seven hundred feet (700') in the Open Space, Residential, General, and Transit Mixed Use Districts. Block faces may be defined by any of the street types, including pedestrian walkways, that are dedicated public rights-of-way or easements, with the exception of alleys. However, if a pedestrian walkway is used to define a block of the maximum size then the right-of-way for the walkway must be equal to that of the neighborhood (local) road **including the width of side treatments**, and the City shall find that there is appropriate consideration, in the form of benefit to the City or the public, from the proposed exception and/or other appropriate reasons that justify the determination of the City to allow for pedestrian walkways to be used as a block face, and the applicant must obtain City approval as part of a Development Plan Application set forth in section [11-18-070](#) of this chapter. (Ord. 2018-18, 5-15-2018)

2. Average Block Size: The average perimeter of all blocks within a planned development area shall not exceed **nine hundred feet (900')** in the **Office Mixed Use Districts**, one thousand six hundred feet (1,600') for Residential, General and Transit Mixed Use Districts, and two thousand four hundred feet (2,400') for the Open Space ~~and Office Mixed Use Districts~~. If a planned development area includes multiple districts, the average block size may fall between **nine hundred feet (900')** ~~one thousand six hundred feet (1,600')~~ and two thousand four hundred feet (2,400').

Section 2. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 3. Effective Date. This ordinance shall take effect immediately upon passage by the City Council.

PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 15th day of December, 2020.

FARMINGTON CITY

H. James Talbot, Mayor

ATTEST:

Heidi Bouck, City Recorder

CITY COUNCIL AGENDA

For Council Meeting:
December 15, 2020

PUBLIC HEARING: General Plan Amendment/Zone Change – Montserrat Townhomes

ACTION TO BE CONSIDERED:

1. Hold Public Hearing.
2. Move that the City Council follow the recommendation of the Planning Commission as outlined in the staff report

GENERAL INFORMATION:

See enclosed staff report prepared by David Petersen, Community Development Director.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
SHAWN BEUS
SCOTT ISAACSON
AMY SHUMWAY
REBECCA WAYMENT
CITY COUNCIL

SHANE PACE
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: David Petersen, Community Development Director

Date: December 15, 2020

SUBJECT: **General Plan Amendment/Zone Change—Montserrat Townhomes**
(Applicant: Joey Green, Z-11-20)

RECOMMENDATION:

1. Hold a public hearing; and
2. Move that the City Council follow the recommendation of the Planning Commission and deny the application to amend the Future Land Use Map of the General Plan to re-designate the property from Low Density Residential (LDR) to Neighborhood Mixed Use (NMU) and to rezone the property from A (Agriculture) to NMU (Neighborhood Mixed Use).

BACKGROUND INFORMATION

The Planning Commission considered this agenda item on November 19, 2020. The three-part standard of Planning Commission review for zone change applications is set forth in Section 11-6-020 D. of the Zoning Ordinance:

- 1) is the proposed amendment reasonably necessary;
- 2) is the proposed amendment in the public interest; and
- 3) is the proposed amendment consistent with the city general plan and in harmony with the objectives and purpose of this title.

In addition to the motion set forth above, the Planning Commission also reviewed, but did not favorably consider a motion "to table" to allow time to study the following [note: there is no "right" or "wrong" answers to the issues referenced below]:

- a. Is a diversity of housing types, other than detached single family homes on mid- to large size lots, important to the City outside the mixed-use areas (north of Park Lane and south of Shepard Lane between the DRG@W trail and the UP tracks)?
- b. If so, is it better to have "smallish" (i.e. approx. 5 to 15 dwelling units in number) townhome type developments integrated throughout the community or to locate two to three hundred or so all together in one group?

- c. If diversity of housing types is important, should the City provide opportunities for such next to interchanges? On collector streets? On local roads? Or all three?
- d. The applicant's property is master planned for low density residential uses, and if rezoned to R (Residential) or LR (Large residential) it may entitle a property owner to establish up to four detached single-family homes at this location. Will single-family homes fronting 1525 West Street (a minor collector) raise in value in time commensurate with other single-family homes in the area or will homes under this scenario lag behind as desirable dwellings for families to call home long term?
- e. A Mortuary and dentist office abut the Cherry Hill Interchange. In some planning circles conventional practice suggests that "some" multiple-family units may provide a good transition leading to surrounding single-family neighborhoods. At this location will detached single family homes provide a better transition than townhomes?
- f. Allowing for moderate income housing is one goal of the City's General Plan, the proposed townhomes may not be "affordable", but they might be more obtainable for many households as compared to a detached single-family home. Should this be an objective worth considering on a limited basis at the right location in Farmington City.
- g. Heritage park is nearby and often times communities allow for limited medium to even high-density development in close proximity to open space such as condos, etc. Should the location of this public park present a factor as to the eventual development type approved for the applicant's property.
- h. One single-family home on-site facing 1875 North could provide a good estate type lot with great views of the community and may serve as an acceptable compatible entry use into the neighborhood west of the site.
- i. In the event the Planning Commission and the City Council are open to the possibility of something other than what the underlying zone now allows (i.e. one home, agriculture, etc.), can the City ensure a landscape buffer along the west side of the property, a use more compatible with existing adjacent development, and/or a site plan which results in less trips generated than what is now proposed by the current applicant?

Supplemental Information

1. General Plan Vicinity Map
2. Existing Zoning Vicinity Map
3. Concept site plan and building elevations from the applicant

Respectfully Submitted

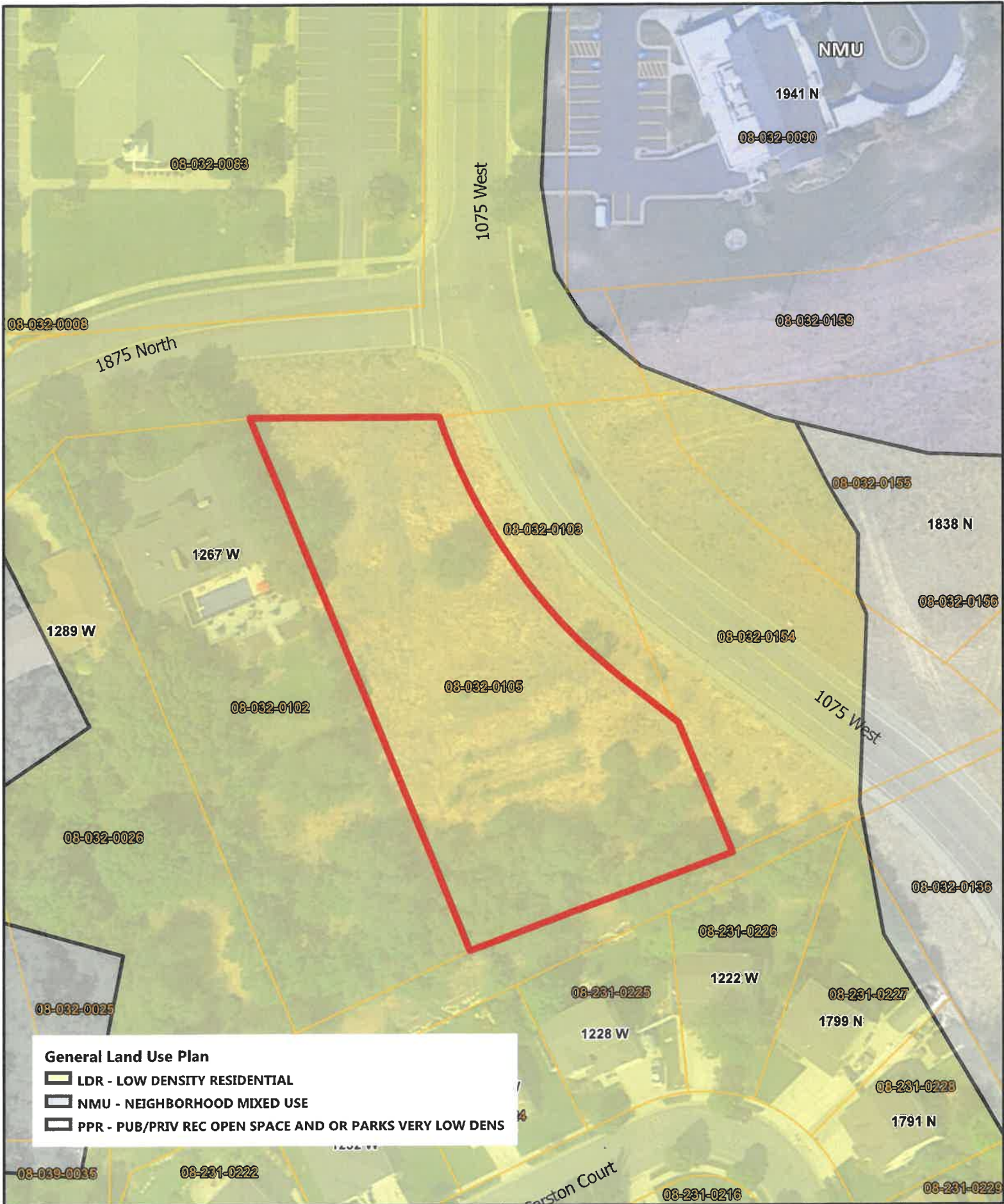


David Petersen
Community Development Director

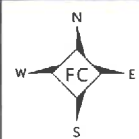
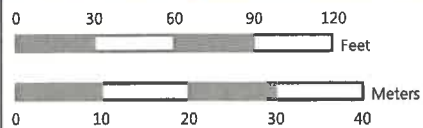
Concur



Shane Pace
City Manager



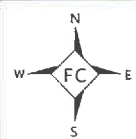
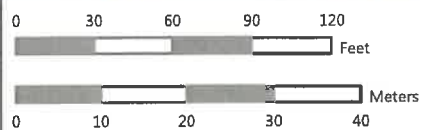
VICINITY MAP **Montserrat Current General Plan**



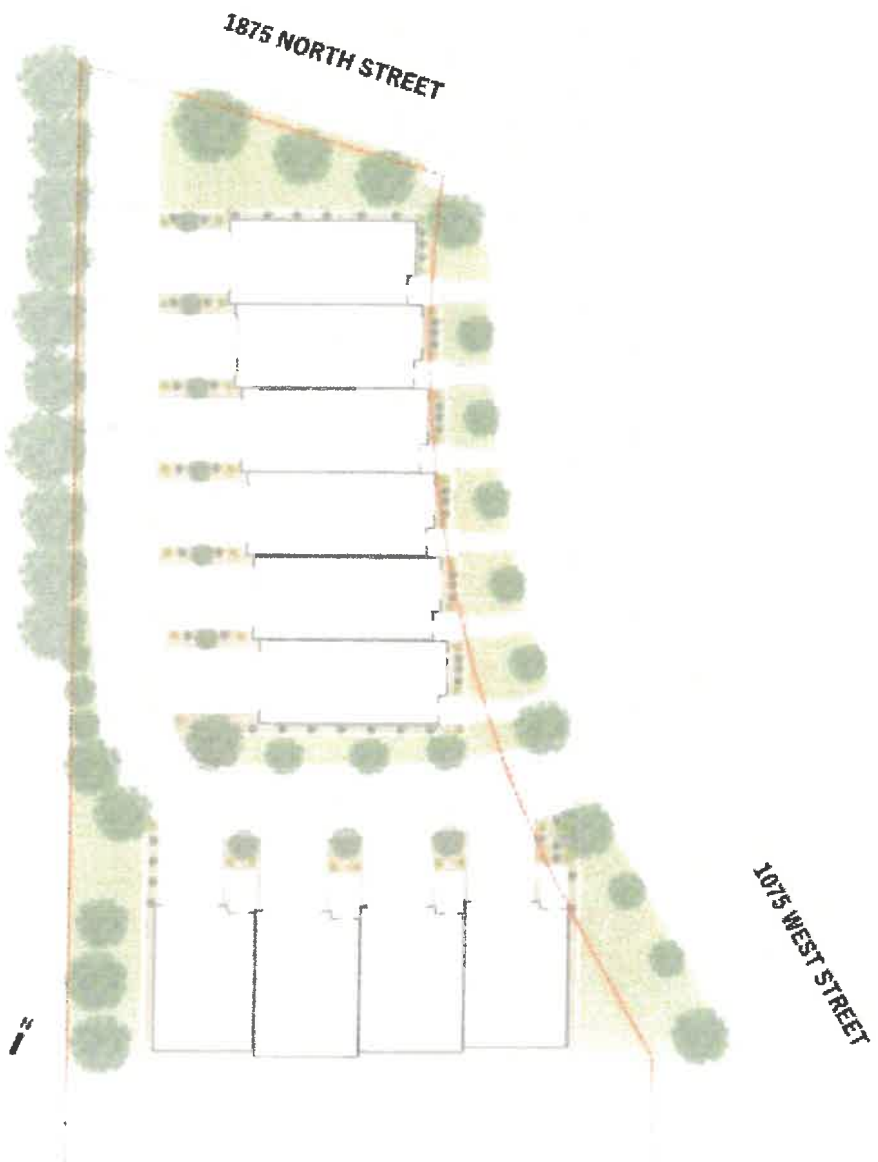
Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.



VICINITY MAP **Montserrat Current Zoning**



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SITE PLAN

AC. 1
SITE PLAN
1075 W. TOWNHOLDS FARMSTEAD





CONCEPT ELEVATION



10/15/2020
CONCEPT ELEVATION
10/15/2020 TOWNHOMES FARMINGTON



Heidi Bouck <hbouck@farmington.utah.gov>

Fwd: Hearing for Montserrat Zone Change (Z-11-20)

1 message

Carly Rowe <crowe@farmington.utah.gov>
To: Heidi Bouck <hbouck@farmington.utah.gov>

Thu, Dec 10, 2020 at 8:19 AM

Hey Heidi,

Mr & Mrs Ostler wanted me to pass this along to the City Council, however I see there are some "Planning Commission" wordings in there (I believe this is the same letter he sent to PC but I think he wanted it sent to CC as well).

Thanks!

Please note that all meetings at this time will be via zoom and/or google hangout.

Carly Rowe, Farmington City Community Development
Planning & Zoning, Recording, and Code Enforcement Secretary
Phone: 801-939-9215 - Email: crowe@farmington.utah.gov



----- Forwarded message -----

Ms. Rowe,

Please forward the following message to the appropriate council members.

My wife and I were disturbed to receive the letter informing us of a hearing to re-zone the property adjacent to ours. We are very opposed to this change and are surprised that such changes could be proposed with so little effort. We would expect that the owner of that property would need to get signed agreements from all of the adjoining properties before such a change would be considered by the city, since there is a high potential that such a change would have a dramatic impact on the value, aesthetics, security, and functionality of nearby properties.

In addition, the letter we received lacked important details to ensure we were made fully aware of the implications of these changes. It was left to us to investigate the matter to make sure our interests weren't being negatively impacted. Fortunately, some of our neighbors dug into this deeper than we did and discovered that these changes were intended to permit the construction of a ten-unit townhouse complex with many three-story buildings on top of the hill behind our house!!

We have no doubt that placing a high-density housing complex with three-story buildings will severely obstruct views, increase congestion, and pose a significant decrement to the value of our property and other nearby homes. It may even adversely impact the safety and security of our community. To allow this without appropriate consideration and signed consent/disclosure agreements would be inequitable and irresponsible. It would effectively steal value from nearby property owners in order to enrich a development firm or other profit-seeking individuals. This is ethically and morally wrong and should not be tolerated or even considered until the interested party presents formal agreements (signed by affected residents and property owners) that fully disclose the associated risks to the value, aesthetics, security, and functionality of nearby properties.

Collectively, the concerned neighbors have already invested thousands of dollars in time to research, review, and evaluate this matter and make time in our schedule to attend a hearing that was scheduled without any consideration to nearby resident citizens. We are left to wonder why this proposal was granted a hearing without proof that essential prerequisites had been met (ref. section 11-6-020 D. of the Zoning Ordinance):

- 1) Is the proposed amendment reasonably necessary? **No. Owners of the property in question may develop the land (i.e. construct a single-family dwelling) without this proposed zone change.**
- 2) Is the proposed amendment in the public interest? **Obviously not! There is overwhelming evidence to the contrary (signed petition, e-mails, testimony). What's worse, the Planning Commission apparently did not require any concrete evidence (i.e. signed disclosure/consent statements) to support the change prior to granting a hearing. This lack of consideration for the "public" (voting residents of Farmington) is unacceptable and should not be tolerated in the future. No future proposed amendment should be considered without evidence that the "public" (particularly nearby residents) supports the change.**
- 3) Is the proposed amendment consistent with the city general plan and in harmony with the objectives and purpose of this title? **This should be the focus of a public hearing only after the first two conditions have been met. I believe the commission ultimately decided the answer to this question was also negative. There are currently no private entrances on 1075 West (safety issue); all surrounding properties on the West side of the street are single-family dwellings; the proposed change is highly incompatible with the four adjacent "estate" properties on 1875 North and hundreds of nearby single-family dwellings. The proposed amendment would financially benefit the developer and non-resident land owner, but would have a detrimental impact on the financial interests of MANY nearby residents.**

With this in mind, we ask that this proposed amendment be denied and request that the Farmington City Planning Commission refuse to consider any future hearing of this sort until the interested party presents written evidence that the above conditions have been met. At a minimum, any proposed zone change should include the appropriate signed formal disclosure/consent from the neighbors.

Respectfully Submitted,

Jay & Bethany Ostler

CITY COUNCIL AGENDA

For Council Meeting:
December 15, 2020

PUBLIC HEARING: FY 2021 Budget Amendment #1

ACTION TO BE CONSIDERED:

1. Hold Public Hearing.
2. Move that the City Council approve the Resolution amending the budget for FY2021

GENERAL INFORMATION:

See enclosed staff report prepared by Greg Davis, Finance Director.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
SHAWN BEUS
SCOTT ISAACSON
AMY SHUMWAY
REBECCA WAYMENT
CITY COUNCIL

SHANE PACE
CITY MANAGER

CITY COUNCIL STAFF REPORT FOR DECEMBER 15, 2020

To: Mayor and City Council
From: Greg Davis
Date: December 9, 2020
Subject: FY 2021 BUDGET AMENDMENT #1

RECOMMENDATIONS

1. Review the requested budget amendment for FY2021.
2. Hold public hearing on December 15, 2020.
3. Consider the resolution adopting the budget amendment for FY2021

BACKGROUND

Included herein is a proposed amended budget for FY 2021 after various events and decisions. See attached narratives and schedules. This budget amendment contains amendments to the General Fund and eight other funds.

As far as the General Fund, the first three months of the current fiscal year (FY21) sales tax revenue have come in higher than our original budget projections – at approximately \$300,000 higher than budget. In addition, the City has received approximately \$2.1 million in federal assistance to balance the costs associated with the detrimental effects of the virus. Preliminary results for the past fiscal year, as of June 30, 2020, show the General Fund's fund balance at approximately 24% of its revenues. The original budget for FY21 was set to use \$150,000 from its fund balance. This budget amendment will add a net of \$1.3M to fund balance.

Respectfully submitted

Greg Davis
Finance Director

Review and concur

Shane Pace
City Manager

BUDGET AMENDMENT #1 OF FY 2021

NARRATIVE

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A. Building façade improvements, partial grant (\$25,000 grant revenue increase, \$50,000 expenditure increase, General Fund)

The Davis Fund for Economic Development, on behalf of the Davis Council of Governments, Inc., is co-sponsoring a grant to assist businesses along main business corridors during 2020. The board has approved two separate grants of \$25,000 each to be dispersed. In order for a city to be considered for the grant, they will need to match the \$25,000 from city funds. The goals of the business façade grant are to beautify main street areas in Davis County, increase economic development by making businesses more attractive to businesses and patrons, attract additional private and other sources of funds to invest in the main street areas, and support local, small businesses in Davis County.

Farmington has engaged in a project with one small business and plans to utilize all of the grant. This budget amendment request increasing expenditure budget by \$50,000 to spend \$25,000 from city funds and the \$25,000 from the Davis Fund for Economic Development. The \$25,000 grant proceeds were received by the city in August 2020. Additional improvements can be accomplished if the city requires further matching from the small businesses.

B. City Hall 2nd floor remodel and furniture purchases (\$88,000 expenditure increase, General Fund)

Subsequent to the 2nd floor tenant moving out, the 2nd floor in City Hall has been remodeled in order to house the city manager, economic development director, the human service manager, and the engineering department staff. One room was remodeled on the first floor. This amendment request also includes furniture for eight relocated employees.

C. Copier replacement – large one (#500) for City Administration / City Hall (\$10,000 expenditure increase, General Fund)

After months of frequent downtime Administration replaced its large copier/printer/scanner unit (55 copies per minute) that was well past its recommended life. This purchase will ensure that a reliable unit will be consistently available and will avoid costly repairs.

D. COVID-19, including federal CARES Act funding (Expenditure increase of \$431,788 and revenue increase of \$2,107,554, including transfers between funds)

During this fiscal year the city received 2.1M in federal CARES Act funding distributed by the State of Utah. Farmington has decided to use the funds toward various expenditures, largely public safety wages. This budget amendment will establish the revenue budget for the total amount and expenditure budget for only a partial amount, \$432,000. The largest portion of this \$432,000 is the small business grants (\$365,000) that the city passed on to Davis County for administration and distribution there. The city recognizes that the CARES Act funding is a one-time source.

E. Detention basin maintenance by General Fund, reimbursed by Storm Water Fund (\$30,000 increase in General Fund expenditures, funded by Storm Water Fund transfer)

The General Fund has been providing maintenance (mowing and trimming) for multiple detention basins that are properties owned by the Storm Water Fund. The annual maintenance cost is estimated to be \$30,000 for payroll, chemicals, and mowing equipment. The Parks maintenance budget has been become quite strained over the years as it has been burdened with additional costs for utilities, rising costs of chemicals and other materials, without receiving increases in budget. This budget amendment seeks an increase of \$30,000 in expenditure budget, funded by the reimbursement/transfer from the Storm Water Fund. Having the Storm Water Fund take financial responsibility for maintenance of its property is considered the right thing to do.

F. Employee raises FY21 through November 2020 (\$287,937 payroll expenditures allocated to various funds)

On November 17, 2020 the City Council discussed and expressed support for employee raises. At this time raises will be provided to full-time and regular part-time employees. This budget amendment increases the expenditure budgets of the various funds in accordance with the wage allocation for each employee.

Our employees have worked hard since February to continue providing services to our citizens despite the challenges they have been faced with. They have put themselves in harm's way many times in the field and continued to process development and building applications to keep the economy running. The residents have benefited from their consistency in being available. This commitment was further tested when the windstorm hit us in September. For three weeks, many worked 16-hour days, with some leaving their desk jobs and working in the field to help residents and crews of the Parks and Recreation and Public Works departments to clean up debris throughout the community. We are very proud of their accomplishments during this time.

Taking all of this into consideration, we believe it is important to restore the raise that was withheld during the FY21 budget process because of the uncertainty associated with the economy and the COVID-19 virus. We are proposing a 3% across the board raise for all full-time and regular part-time employees that would be retroactive to July 4, 2020, the first full pay period of this fiscal year. Department directors would still have the ability to hold back a raise for employees with performance issues. We believe this raise is warranted and necessary. Employees have shown their dedication to the City and it is very important to stay competitive in the market.

When we approved our budget in June, most cities stated that they were not providing raises. We have since learned that all Cities in Davis County have provided raises to their employees either in July, or since then (and mostly retroactive), except Woods Cross and Farmington. In a prior staff report Administration provided a schedule showing what the other cities had enacted, showing that raises were much more than 3% for some of the entities. Our purpose is to stay competitive with the market and not get behind on wages with the rest of the County. During the next budget cycle, we will provide detail how we are doing in every position with the hope we can move forward with a better merit system and certain market adjustments to salaries in the future.

The FY21 payroll budget had been held to the same level as FY20, without budget for raises and without reflecting organizational changes from retirements and other restructuring. The total annual budget increase recommended is \$287,000, including some organization/promotion increases, spread between various operational budgets and funds. The General Fund portion is \$237,000.

G. Fire Station HVAC units, unexpected replacements (\$12,200 expenditure increase, General Fund)

This is for the unexpected replacement of two HVAC units totaled to \$12,200. With the winter coming, and considering this is for a building in which staff is present for 24 x 7, the city decided to immediately replace the two suddenly non-functioning units.

H. Tasers (4) for Police Department, funded by CCJJ grant (\$4,452 expenditure and revenue increases, General Fund)

Complete cost of the tasers for the Police Department are covered by grant funds.

I. Traffic speed readers – 4 units (\$10,600 expenditure increase, General Fund)

Four speed readers installed, Spring Creek Road.

J. Forbush Park expansion-demolition (\$18,000 expenditure increase to the Parks Capital Projects Fund)

This project began last fiscal year with the purchase of the property. A contractor was able to complete the demolition of the prior home during this fiscal year.

K. Forbush Park expansion-design (\$5,000 expenditure increase to the Parks Capital Projects Fund)

It is estimated that \$5,000 is needed to complete an initial scope and design for the council to consider for this much-anticipated expansion to Forbush Park adjacent to the stage.

L. Mountain Bike Park construction w/ grants and donations (\$170,000 expenditure and revenue increase)

Spring 2020 the city was the recipient of the UORG trail grant from the Governors Office of Economic Development. The total award was \$125,000 for the Farm Mountain Bike Park. In addition the city has received donations from a number of other private donors to build the bike park. The total funds assembled is \$170,000. We are hoping to be complete with construction in spring of 2021. The project must be completed to be reimbursed by the GOED \$125,000 grant. The remaining funds have been received by the city. All of the funds for the bike park at this stage are from donations and grants.

M. AmbuManikin for EMS training (\$12,500 expenditure increase, Ambulance Fund)

In the December 1, 2020 council meeting the council considered approval of the purchase of Advance Life Support Training Manikin. This manikin is capable of supporting Advance Life Support (ALS) training Curriculums. This budget amendment request use of funds (fund balance) fro the Ambulance Enterprise Fund.

Since the outbreak of COVID-19, FFD continues to utilize existing Basic Life Support (BLS) manikins for Advanced Life Support (ALS) training. Although not ideal, we have made this work by implementing makeshift practices that meet the "spirit" of critical care training standards. FFD recently received notification of a price reduction on a new ALS manikin capable of providing a superior training platform for EMS providers. Integrated hardware and electronic technology provide EMS personnel lifelike scenarios with real-time feedback on the accuracy and proficiency of treatment rendered. This training device can replicate various cardiac and respiratory scenarios (to include COVID-19) and complies with both national and local protocol standards.

N. Transportation fee litigation defense, appeal of finding (\$5,000 expenditure increase, Transportation Fee Fund)

SUMMARY OF FUND BUDGETS WITH AMENDMENTS

Fiscal Year Ending June 30, 2021

Farmington City Corporation

Adopted Budget	Amendment #1	Amended Budget
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GOVERNMENTAL FUNDS

General Fund (Funds #10, 11)

Revenues:

Taxes Received	9,002,000		9,002,000
Licenses, Permits, Fees Received	609,700		609,700
Cost Sharing, Contributions Received	241,150	2,097,554	2,338,704
Charges for Services Revenue	238,135		238,135
Interest & Investment Earnings	51,500		51,500
Grants Received	38,000	29,452	67,452
Transfers In	0	30,000	30,000
Misc Revenue	14,000		14,000
Fines & Forfeitures Received	5,000		5,000
Revenue total	10,199,485	2,157,006	12,356,491

Expenditures:

Administrative	865,111	74,364	939,475
Buildings	479,660	108,526	588,186
Economic Development	281,358	13,171	294,529
Emergency Preparedness	0	0	0
Engineering	183,461	6,408	189,869
Fire	1,320,295	33,664	1,353,959
Inspection	478,542	20,483	499,025
Legislative	122,200	2,028	124,228
Liquor Law DUI Police Patrol	41,100	0	41,100
Miscellaneous	126,000	414,638	540,638
Parks & Cemetery	1,066,924	42,880	1,109,804
Planning & Zoning	659,399	14,632	674,031
Police	3,167,731	89,317	3,257,048
Streets	738,093	22,277	760,370
Transfers Out	820,373	22,531	842,904
Total Expenditures	10,350,247	864,919	11,215,166

Fund Balance Increase (Use)	-150,762	1,292,087	1,141,325
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Capital Projects - Parks (42)

Revenue	412,000	170,000	582,000
Fund Balance Appropriation/Use	0		0
Expenditures	370,500	193,000	563,500
Fund Balance Increase	41,500		41,500
Net	0	-23,000	-23,000

SUMMARY OF FUND BUDGETS WITH AMENDMENTS**Fiscal Year Ending June 30, 2021****Farmington City Corporation**

Adopted Budget	Amendment #1	Amended Budget
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ENTERPRISE FUNDS**Water Fund (51)**

Revenue	2,732,200		2,732,200
Transfers In	0		0
Expenditures	3,538,390	24,892	3,563,282
Transfers Out	0		0
Net	-806,190	-24,892	-831,082

Sewer Fund (52)

Revenue	2,170,000		2,170,000
Transfers In	0		0
Expenditures	2,113,175	4,000	2,117,175
Transfers Out	0		0
Net	56,825	-4,000	52,825

Garbage Fund (53)

Revenue	1,595,000		1,595,000
Transfers In	0		0
Expenditures	1,619,597	4,676	1,624,273
Transfers Out	0		0
Net	-24,597	-4,676	-29,273

Storm Water Fund (54)

Revenue	1,270,000		1,270,000
Transfers In	0		0
Expenditures	3,181,595	41,393	3,222,988
Transfers Out	0		0
Net	-1,911,595	-41,393	-1,952,988

Ambulance Fund (55)

Revenue	492,000		492,000
Transfers In	0		0
Expenditures	343,312	15,781	359,093
Transfers Out	0		0
Net	148,688	-15,781	132,907

SUMMARY OF FUND BUDGETS WITH AMENDMENTS**Fiscal Year Ending June 30, 2021****Farmington City Corporation**

	Adopted Budget	Amendment #1	Amended Budget
Transportation Fund (56)			
Revenue	685,000		685,000
Transfers In	0		0
Expenditures	680,000	5,000	685,000
Transfers Out	0		0
Net	5,000	-5,000	0
Recreation Fund (60)			
Revenue	917,760	22,531	940,291
Transfers In	558,373		558,373
Expenditures	1,754,163	24,647	1,778,810
Transfers Out	0		0
Net	-278,030	-2,116	-280,146

RESOLUTION NO. 2020 - _____

**A RESOLUTION AMENDING THE MUNICIPAL BUDGET FOR FISCAL YEAR
ENDING 6-30-21**

WHEREAS, upon proper review and consideration, the City Council has held a public hearing concerning amending its FYE 6-30-21 municipal budget;

WHEREAS, said public hearing has been held as required by law and pursuant to all legally required notices; and

WHEREAS, the City Council has heard and considered all public comment advanced at the aforementioned hearings; and

WHEREAS, the attached budgets are hereby found to comply with sound principles of fiscal planning in light of the needs and resources of Farmington City Corporation;

**BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY
CORPORATION, STATE OF UTAH:**

Section 1. FYE 6-30-21 Municipal Budget Amendment. The attached document entitled "Summary of Fund Budgets with Amendments, Fiscal Year Ending June 30, 2021", incorporated herein by reference, is hereby adopted.

Section 2. Miscellaneous Provisions.

a. Severability. If any part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all provisions, clauses, and words of this Resolution shall be severable.

b. Titles and Headings. The titles and headings of this Resolution form no part of the Resolution itself, have no binding or interpretative effect, and shall not alter the legal effect of any part of the Resolution for any reason.

c. Effective Date. This Resolution shall become effective immediately upon posting.

d. Non-codification. This Resolution shall be effective without codification.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY
CORPORATION, STATE OF UTAH, ON THIS 15TH DAY OF DECEMBER, 2020.**

FARMINGTON CITY

By: _____
H. James Talbot, Mayor

ATTEST:

Heidi Bouck, City Recorder

CITY COUNCIL AGENDA

For Council Meeting:
December 15, 2020

SUBJECT: Minute Motion Approving Summary Action List

1. Plat Amendment – Stonebrook Farms Sub Lot 3
Tuscany Village Sub Lot 23
2. Approval of Minutes from November 17, 2020

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
SHAWN BEUS
SCOTT ISAACSON
AMY SHUMWAY
REBECCA WAYMENT
CITY COUNCIL

SHANE PACE
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Shannon Hansell, City Planner

Date: December 15, 2020

SUBJECT: PLAT AMENDMENT - STONEBROOK FARMS SUBDIVISION LOT 3 AND
TUSCANY VILLAGE SUBDIVISION LOT 23

RECOMMENDATION:

Move that the City Council approve the Stonebrook Farms Subdivision Lot 3 and Tuscan Village Subdivision Lot 23 Plat Amendment subject to all Farmington City standards and ordinances. And on condition that the applicant satisfies the conditions of the HOA in both subdivisions, if necessary.

BACKGROUND INFORMATION

The applicant, Jake Anderson, has built a home in Stonebrook Farms Subdivision at 167 E 1675 S. The lot abuts Lot 23 of Tuscan Village Subdivision. There is a home on Lot 23 and the applicant plans on demolishing the home and using the space should the plat amendment be approved. Because the applicant wishes to combine lots from separate HOAs, they must work out an agreement for HOA assessment, especially in Stonebrook Farms; their main residence is located in Stonebrook Farms.

SUPPLEMENTARY INFORMATION:

1. Proposed changes to plat

Respectfully Submitted

Shannon Hansell
City Planner

Review and Concur

Shane Pace
City Manager



FARMINGTON CITY – CITY COUNCIL MINUTES

NOVEMBER 17, 2020

WORK SESSION

Physically present in Council Chambers: Mayor Jim Talbot; City Councilman Brett Anderson; and City Deputy Recorder Heidi Bouck. Joining via Zoom: City Manager Shane Pace; City Councilmembers Scott Isaacson, Shawn Beus, Amy Shumway, and Rebecca Wayment; City Recorder/Human Resource Manager Holly Gadd; Community Development Director Dave Petersen; Planning and GIS Specialist Shannon Hansell; Assistant City Manager/Economic Development Director Brigham Mellor; Finance Director Greg Davis; Jayme Blakesley (filling in for City Attorney Todd Godfrey); and Recording Secretary Deanne Chaston.

Mayor **Jim Talbot** called the work session to order at 6:10 p.m. City Manager **Shane Pace** gave an opening prayer.

BUS RAPID TRANSIT

Mayor Talbot discussed the Bus Rapid Transit (BRT) through Bountiful, Woods Cross, North Salt Lake and Farmington. Centerville has been hesitant to participate. Farmington is interested because Station Park would be a stop. It would be a good marketing and economic development tool, and he would like the City Council's approval to work with the Utah Transit Authority (UTA) and other cities going forward.

Community Development Director **Dave Petersen** said UTA has been working on this since the mid to early 2000s. Davis and Weber Counties voted in a 1 percent sales tax increase, but Salt Lake and Utah Counties did not. Meanwhile, light rail projects have expanded in Salt Lake County. Because light rail and street car options are too expensive, Bus Rapid Transit is the best option for a Davis to Salt Lake City connector. While still being refined by the project team, the number is \$167.3 million. The BRT replaces Bus Routes 470 and 455 with the idea that timing and reliability will be about every 15 minutes. UTA has asked Farmington to participate in a study.

Assistant City Manager/Economic Development Director **Brigham Mellor** said Centerville has an axe to grind with UTA from a decade ago. UTA has asked Farmington and other involved cities to each pay \$7,500 for the study. Bountiful and Farmington will cover Centerville's portion, paying another \$3,500 each on top of their \$7,500. It is expected that the Wasatch Front Regional Council (WFRC) will reimburse Bountiful and Farmington that \$3,500 in July after getting a grant.

Councilman **Shawn Beus** said BRT would help stop the flow of Davis County residents into Salt Lake County. Councilman **Scott Isaacson** said it seems like a no-brainer. When he lived a block away from Bus Route 470, he commuted from Centerville to downtown Salt Lake City for years. The problem was that the bus stopped every block or two, and therefore took too long. He compared that to Denver's express bus system that he used 35 years ago. It stopped at a big mall park and ride, one other park and ride, then continued straight to downtown Denver, which

had only two stops. He said something like this would make more sense than building light rail, because the road infrastructure is already in place. This could improve ridership if it is quicker for commuters. Councilmembers **Rebecca Wayment**, **Amy Shumway** and **Brett Anderson** expressed their support of BRT.

Mayor Talbot said a bus that functions properly going north-and-south, then continues to the University of Utah and hospital, would make a lot of sense. While there may be additional costs in the future, UTA is footing much of the cost at this time.

UPCOMING REGULAR AGENDA ITEMS

Mayor Talbot addressed the \$4.5 million refunding of bonds that would be on the regular agenda. He said it is not new debt or extending any terms, but just consolidating the bonds that are currently out. A better interest rate will save the City money. **Pace** said that the 1.2 percent interest rate has been locked in.

Mayor Talbot said there will be two new Planning Commissioners coming on: **John Mortensen** and **Erin Christensen**. **Mortensen** has an engineering background and lives on the west side in Farmington Ranches, which is a good fit geographically for the City. **Christensen** will come on January 1, 2021, to replace **Russ Workman**, who is resigning; while **Mortensen** would replace **Roger Child** immediately, as his term has ended. The Planning Commission will elect their own chairman, who usually serves one to two years at a time.

Mayor Talbot discussed the two zone text amendments on the upcoming regular agenda. **Petersen** said one is about repealing Apartment Dwelling Groups for residential zones, R-2, R-4, and R-8. He said there is very little land left and ever since 1994, the Apartment Dwelling Groups has never been used. His predecessor has not used it, and he is pretty sure his predecessor's predecessor never used it, meaning it may not have been used since the 1970s. The Planned Unit Development (PUD) is a better tool to use for getting a more desirable development. The Planning Commission decided it would be better to repeal it than modify it.

Petersen said City Attorney **Todd Godfrey** suggested to not have the Council act on the Zone Text Amendment: Regulating Standards and Other Sections, but to have it go to the Planning Commission instead. It should be continued to December 15, 2020, for a public hearing after the Planning Commission reviews two or three additional changes.

Planning and GIS Specialist **Shannon Hansell** addressed the Foxhunter Transfer of Development Rights (TDR) agenda item, saying access to Lot 3 is via an access easement and frontage on 950 North. Lot 2 is a flag lot. **Petersen** said the applicant will have to work with the fire department for a turn around. The developer has truly maximized their yield plan, and is willing to pay \$18,000 per lot for a TDR. One lot is allowed off a flag lot for access. Lot 1 can also use the access easement to get to their property. Not much was said at the public hearing on the Planning Commission level. One resident wanted to know if there would be a fence along 950 North or not. **Petersen** said the Utah Department of Transportation (UDOT) does not allow curb cuts anymore, and standards have been tightened up starting five years ago.

Mayor Talbot mentioned the budget amendment that would allow a 3 percent increase for employees. The Council will consider appointing **Heidi Bouck** as the new City Recorder to replace **Holly Gadd**, who is now Human Resource Manager.

Mayor Talbot said developer STACK is requesting an extension on the interlocal agreement to start in 2027 instead of 2024 due to COVID. This will require two separate motions in the upcoming regular council meeting.

In regards to the Preliminary Planned Unit Development (PUD) Master Plan and Subdivision Master Plan for The Rose behind Chevron off Park Lane, **Shumway** asked about the location of the trail. **Petersen** replied that the trail will circle the wetlands in the northwest corner of the project.

Mellor encouraged acceptance of the Community Reinvestment Act (CRA) 3, as it will extend to the Evans family and their developer, Boyer, the same strategy, incentives and leverage used in the other two. The City wants to promote office development. It will produce healthy competition among developers of the business park, and allow them to all use the same incentives. All three CRAs will need to be extended to the 2027 date. **Mellor** would like to have the CRA 3 wrapped up by the end of the first quarter 2021. State statute requires the Redevelopment Agency (RDA) board to approve the drafting of a plan, then give staff permission to negotiate with tax entities.

Beus asked if there was an update on car wash applicants. **Mayor Talbot** said to his knowledge, there are currently no pending applications.

REGULAR SESSION

Physically present in Council Chambers: Mayor Jim Talbot; City Councilman Brett Anderson; and City Deputy Recorder Heidi Bouck. Joining via Zoom: City Manager Shane Pace; City Councilmembers Scott Isaacson, Shawn Beus, Amy Shumway, and Rebecca Wayment; City Recorder/Human Resource Manager Holly Gadd; Community Development Director Dave Petersen; Planning and GIS Specialist Shannon Hansell; Assistant City Manager/Economic Development Director Brigham Mellor; Finance Director Greg Davis; City Treasurer Shannon Harper; Jayme Blakesley (filling in for City Attorney Todd Godfrey); and Recording Secretary Deanne Chaston.

CALL TO ORDER:

Mayor **Jim Talbot** called the meeting to order at 7:03 p.m.

Roll Call (Opening Comments/Invocation/Pledge of Allegiance)

City Manager **Shane Pace** offered the invocation, and the Pledge of Allegiance was led by Councilwoman **Rebecca Wayment**.

Mayor Talbot discussed Planning Commission appointments, recognizing outgoing Commissioners **Roger Child** and **Russ Workman**. He welcomed new Commissioners **Erin Christensen**, an attorney who has worked with governmental entities in the past; as well as **John Mortensen**, who lives in the Ranches. **Mortensen** will be replacing **Child** at the November 19, 2020, Planning Commission meeting. **Christensen** will replace **Workman** on January 1, 2021.

Motion:

Councilman **Shawn Beus** moved to approve the Planning Commission Appointments **John Mortensen** and **Erin Christensen**.

Councilman **Brett Anderson** seconded the motion. All Council members voted in favor, as there was no opposing vote.

PUBLIC HEARINGS:

(a) Issuance of approximately \$4,500,000 Sales and Franchise Tax Revenue Refunding Bonds, Series 2020 and (b) any potential economic impact that the improvements to be financed with the proceeds of said bonds may have on the private sector

City Treasurer **Shannon Harper** presented this agenda item. The Council discussed this in the work session earlier. This will refinance four existing bonds and an equipment lease purchase including: Sales Tax Revenue bonds of 2009 and 2015 for the police station, gym, and park; 2018-2019 Excise Tax Revenue bonds for the 650 West park and baseball complex; and the 2014 purchase of a fire ladder truck. The rate has been locked in at 1.2 percent and will save the City \$130,539 annually. There will be no new debt and no extension on time. The bonds are expected to close on December 2, 2020.

Finance Director **Greg Davis** noted that **Marcus Keller** from Zions was electronically participating in the meeting.

Mayor Talbot opened the Public Hearing. Nobody signed up in person or electronically to address the Council on the issue. **Mayor Talbot** closed the Public Hearing.

Motion:

Anderson moved that the City Council approve the Resolution authorizing the issuance of approximately \$4,500,000 Sales and Franchise Tax Revenue Refunding Bonds, Series 2020 and any potential economic impact that the improvements to be financed with the proceeds of said bonds may have on the private sector.

Councilwoman **Amy Shumway** seconded the motion. All Council members voted in favor, as there was no opposing vote.

Zone Text Amendment: Repeal Section 11-13-080—Apartment Dwelling Groups

Community Development Director **Dave Petersen** presented this agenda item. As mentioned in the study session, this section has not been used in 40 years section. The Planned Unit Development (PUD) ordinance has changed enough that it makes the Apartment Dwelling Groups section obsolete. The Planning Commission recommends repealing this section.

Mayor Talbot opened the Public Hearing. Nobody signed up in person or electronically to address the Council on the issue. **Mayor Talbot** closed the Public Hearing.

Anderson asked if the PUD ordinance has more ability to control developments, and if the City is better equipped with the PUD ordinance. **Petersen** said yes.

Motion:

Shumway moved that the City Council approve the enabling ordinance repealing section 11-13-080 regarding Apartment Dwelling Groups because the PUD process set forth in Chapter 27 of the Zoning Ordinance enables the possibility of similar developments; the Apartment Dwelling Groups standards are no longer necessary; and it is not known when the City used this section, if ever, to approve a two-family or multi-family apartment dwelling group development.

Wayment seconded the motion. All Council members voted in favor, as there was no opposing vote.

Zone Text Amendment: Regulating Standards and Other Sections

Motion:

Councilman **Scott Isaacson** moved that the City Council continue the public hearing for this item (enabling ordinance amending section 11-18-040 regarding regulating plan standards to better encourage mixed use development in the Office Mixed Use zone) to their December 15, 2020, meeting.

Beus seconded the motion. All Council members voted in favor, as there was no opposing vote.

Fox Hunter Subdivision Schematic Plan and Transfer of Development Rights (TDR) Agreement

City Planner **Shannon Hansell** presented this agenda item. The proposed Fox Hunter Subdivision is part of the Hunters Creek No. 2 Lots 237 and 238 Amended Subdivision. The Hunters Creek plan yielded approximately 153 lots, but as a conservation subdivision with provisional open space, they were granted a 20 percent density bonus, resulting in the approximately 191 lots present today. At that point, Hunters Creek had maxed out their density. Today, the proposed Fox Hunter Subdivision occupies the current Lot 237A (237). This lot was originally owned by the neighboring Church of Jesus Christ of Latter-day Saints, who sold the lot, which is now owned by **Jared Scott**. **Scott** recently sold the smaller Lot 237B (238) to the City for use as a future 950 North Right of Way (ROW). To produce three more lots from the exhausted Hunters Creek plan, the applicant has agreed to purchase two Transfer of Development Rights (TDRs). The proposed subdivision would have three lots accessible by an access easement off Foxhunter Drive, with additional frontage along the future 950 North. On November 5, 2020, the Planning Commission added two conditions: Lot 3 must face south or east, and a fence should be strongly considered along 950 North.

Isaacson said it seems unusual that the frontage of one lot will be along the back yard with no access. **Hansell** answered the frontage is on 950 North because public services can access the home through the backyard for utilities.

Petersen said these used to not be able to be counted. However, three years ago they were allowed and the City ordinance lets it happen. This is the second time the City has used it, and it is possible. **Isaacson** said he is OK with it, but he wanted to understand the rules. To him, it looks like a triple flag lot, and he wants to know what the rules are on flag lots.

Petersen said the City allows two lots on one stem. This was changed six or seven years ago, and are allowed side by side but not usually stacked. However, these are three decent-sized lots on this parcel, with a private drive and three owners. There will be a maintenance agreement between Lots 2 and 3, but it doesn't pertain to Lot 1.

Applicant **Phil Holland**, representing land owner **Jared Scott**, addressed the Council. He said there would be a deed restriction for that access easement to be maintained by those lots via Covenants, Conditions, and Restrictions (CC&Rs) and a simple Homeowner's Association (HOA). He said the last few years the Church has been selling excess property originally planned as recreational space. However, it ended up to be something else. The applicant wanted to make sure the proposed lots are similar in size and scope to what is around it.

Mayor Talbot opened the Public Hearing. Nobody signed up in person or electronically to address the Council on the issue. **Mayor Talbot** closed the Public Hearing.

Motion:

Isaacson moved that the City Council approve the Subdivision Schematic Plan and TDR Agreement for the Fox Hunter Subdivision, subject to all applicable Farmington City ordinances and development standards and any remaining Development Review Committee (DRC)

comments, based on the conditions a-e as outlined in the enclosed staff report and including Findings for Approval 1-6.

Conditions a-e:

- a. Frontage along 950 North for the third lot is guaranteed, but there shall be no vehicular access to this street.
- b. Any remaining drainage issues concerning the detention/retention basin on proposed Lot 3 be addressed prior to recordation.
- c. The home on Lot 3 must face either South or East.
- d. It is strongly suggested by the Planning Commission that the developer consider placing fence along 950 North.
- e. The applicant must enter into an agreement with the City Council, which should include the value of the two TDR lots, prior to the Planning Commission's decision regarding Final Plat.

Findings for Approval 1-6:

1. The Fox Hunter Subdivision is consistent with Farmington City's General Land Use Plan.
2. The layout of the subdivision is an efficient use of land because it turns an otherwise empty lot into desirable housing adjacent to a future connection to the West Davis Corridor, Shepard Lane Interchange and the future North Station Business Park.
3. In consideration of adjacent property, the developer has chosen to build single-family homes. Existing development in this area is mainly single-family dwelling lots.
4. As compensation for this increased density, the developer chooses to purchase TDRs, thereby funding the Regional Park and open space opportunity in Farmington.
5. With adherence to conditions set here and by the DRC and with recommendation from the Planning Commission, it is reasonable to assume that hazards will not be significantly increased.
6. Chapter 32 of the zoning ordinance allows access to Lot 3 via an adjustment parcel (Lot 2), so long as both lots front a street. Lot 3 fronts 950 North and Lot 2 fronts Foxhunter Drive via an access easement across Lot 1.

Wayment seconded the motion. All Council members voted in favor, as there was no opposing vote.

NEW BUSINESS:

Budget Amendment for Fiscal Year 2021

Finance Director **Greg Davis** presented this agenda item. While he would appreciate a motion of support, this will not be an actual budget amendment until a subsequent meeting. If the Council is in favor, it would be a 3 percent general rate increase for all full-time and regular part-time employees. The City's sales tax came in better than budgeted for the first few months, which puts the City in a good position to extend the raises retroactively to July. Typically the City extends raises in June, but it was withheld this year due to various challenges.

With **Pace's** assistance, Human Resource Manager **Holly Gadd** conducted a study of what other surrounding cities have done about employee raises in Fiscal Year 2021. Of the 14 cities in Davis County that were surveyed, all but one had extended raises around 2 to 5 percent. Farmington's increase would amount to a total of \$271,484.

Mayor Talbot said he had talked this over with other mayors in Davis County at the Council of Governments. When the pandemic first hit, many were in panic stage and not one was looking at giving raises in their city. Since, all cities but one have extended merit or cost of living raises. Some are 3 percent; some are more. Because the employees have made lots of sacrifices for the City to stay open for normal business, he recommends the Council approve the raises.

Beus said that when the Council passed the budget earlier, they mentioned they wanted to revisit the chance to extend employee raises. **Pace** said he was proud of the employees, who have extended themselves and put themselves in harm's way during COVID-19 and the wind storm this year. Additionally, employees did an excellent job of saving money during first half of 2020. This is a justified and fair raise.

Motion:

Beus moved that the Council is in support of retroactive raises and asked City Staff to bring back a Resolution approving the FY2021 proposed budget amendments and increases of 3 percent to be retroactive to July 1, 2020.

Anderson seconded the motion. All Council members voted in favor, as there was no opposing vote.

Resolution appointing Heidi Bouck as City Recorder

Human Resource Director **Holly Gadd** presented this agenda item. She has been serving as both the City Recorder and Human Resource Director. The Council recently approved the separation of responsibilities. She said it is with mixed emotions that she relinquishes her duties as City Recorder, a position she has served in for the past 10 years. She was Deputy City Recorder for five years prior to that. She recommended that **Heidi Bouck**, Deputy Recorder for the past five years, fill the vacancy.

Bouck shared her resume with the Council, saying she grew up on a ranch in Mount Pleasant as the second oldest of 10 children. In high school, she was involved in sports and served as senior class president. She attended Snow College and spent summers on a dude ranch in Colorado. She attended Utah State University and left for a religious mission in Dallas, Texas, in 1992. She finished her bachelor's degree after getting married and moved back to Mount Pleasant, where she was a basketball and soccer coach as well as a teacher at North Sanpete High School. The economic downturn nine years ago brought her family to Farmington, where she was employed as a parks and recreation administrative assistant before taking on the duties of deputy recorder five years ago.

Mayor Talbot said **Bouck** has been a delight to work with and is great with following through.

Motion:

Isaacson moved that the City Council approve the Resolution appointing **Heidi Bouck** as City Recorder.

Wayment seconded the motion. All Council members voted in favor, as there was no opposing vote.

Gadd swore in the new City Recorder **Heidi Bouck**.

OLD BUSINESS:

Interlocal Agreement between Redevelopment Agency (RDA) and the City Council for Farmington North Station Community Reinvestment Act (CRA) 1 and CRA 2

Assistant City Manager/Economic Development Director **Brigham Mellor** presented this agenda item. Because of unforeseen COVID disruptions, agreements with developer STACK will need to be pushed back. It became clear to Staff that the construction anticipated to take place by 2024 would need to be pushed back to 2027 instead. As such, all taxing entities will need to agree to changing the triggering year from 2024 to 2027 for tax collection purposes. **Mayor Talbot, Pace and Mellor** attended a School District work session at the end of October and will be on the Davis County Commission agenda in December.

Motion:

Isaacson moved that the City Council amend the date established through Resolution 2020-27 approving the Interlocal Agreement with RDA to adjust the tax increment collection date from 2024 to 2027 in Farmington North Station CRA 1.

Beus seconded the motion. All Council members voted in favor, as there was no opposing vote.

Motion:

Isaacson moved that the City Council amend the date established through Resolution 2020-28 approving the Interlocal Agreement with RDA to adjust the tax increment collection date from 2024 to 2027 in Farmington North Station CRA 2.

Shumway seconded the motion. All Council members voted in favor, as there was no opposing vote.

Mayor Talbot said this is an important first step and asked **Mellor** to get the information back to STACK.

Preliminary PUD Master Plan and Subdivision Schematic Plan and TDR Agreement—The Rose

City Planner **Shannon Hansell** presented this agenda item. The last time this was on the City Council agenda on October 6, the Council found the proposal to be similar to the East Park Lane Small Area Master Plan. The Council tabled action, forwarding the proposal to the Planning Commission to recommend the Planned Unit Development (PUD) Master Plan and Schematic on

November 5, 2020. Some of the changes of concern were the landscape buffer along Lagoon Drive. All other items were addressed.

Applicant **Jeff Allen** addressed the Council. The only major change since he was before the Council last was that the buffer on Lagoon Drive was increased from two feet to three feet. The applicant will ensure there is enough room on the cul-de-sac for fire trucks, garbage trucks and snow plows to turn around.

Mayor Talbot asked how Staff could hold the developer's feet to the fire to make sure the trail continued around the wetlands. **Petersen** replied that it could be a condition that the applicant work with Staff to explore the future trail location as things become more clear.

Isaacson asked how to best clarify that the northern cul-de-sac will one day become a through street. It would be odd to leave it as a cul-de-sac after the road is connected and realigned.

Petersen said it will need to be noted on the plat. Upon future realignment, Public Works will want to remove the knuckle on the west. The one on the east has a sidewalk. **Anderson** asked why the road could not be stubbed out instead, as that sends a different message. **Petersen** said it may be an option to make the circle as tight as the fire department would allow, then stub the road as tight to the wetlands as possible.

Allen said that the through street will be disclosed to buyers during the process. **Isaacson** said it shouldn't be assumed that people will go look at plats. **Pace** said it is his experience that people don't read plats and it needs to be specifically pointed out to them. In this case, it should not be assumed those are cul-de-sac homes.

Beus suggested posting a sign on the actual street to signify that the road will one day go through. **Pace** said a home may change ownership a few times before the road goes through, so the developer may not have control over informing every future homeowner. Signage on site would help with that.

Shumway thanked the developer for the extra foot of a buffer. She said two feet was too small for the kinds of vegetation she envisioned there.

Motion:

Shumway moved that the City Council approve the Preliminary PUD Master Plan and Subdivision Schematic Plan for The Rose PUD, including the TDR Agreement, subject to all applicable Farmington City ordinances and development standards and the Conditions 1-3 in the staff report, adding a fourth and fifth condition, and including Findings for Approval 1-8.

Conditions 1-5:

1. The City Council shall not approve an enabling ordinance enacting the PUD overlay until the Planning Commission has approved a Final PUD Master Plan for the project.
2. Any remaining comments from the Development Review Committee (DRC) will be addressed prior to recordation.
3. The applicant enter in to the enclosed TDR agreement with the City.
4. Provide signage on site that the cul-de-sac is intended to be a future through street.

5. Place a trail easement along the wetlands.

Findings for Approval 1-8:

1. The applicant shall enter into an agreement with the City shifting the residential development rights from East Park Phase II to this project. This preserves East Park Lane Phase II for non-residential development in perpetuity consistent with the East Park Lane Small Area Master Plan and the City's General Plan.
2. The Rose PUD is consistent with Farmington City's General Land Use Plan.
3. The Rose PUD has participated and been advised by the SPARC.
4. The layout of The Rose provides a pleasant and attractive living environment than that of conventional development in the Residential (R) zone. This finding is supported by increased connectivity, public open space amenities, and an increase in units available to more people.
5. In consideration of adjacent property, the developer has chosen to build single-family homes. Existing development in this area is mainly large single-family dwelling lots. Additionally, the development provides a buffer for these lots in consideration of nearby extant and proposed commercial development.
6. The development provides an efficient use of land with increased density provided by smaller lot sizes, while maintaining the look and feel of the underlying R zone.
7. As compensation for this increased density, the development provides open space, sidewalks, potential trail connections, and opportunity for playgrounds and gathering areas open to future residents.
8. With adherence to conditions set here and by the DRC, and with recommendation from the Joint Site Plan and Architectural Review Committee (SPARC) committee, it is reasonable to assume that hazards will not be significantly increased.

Beus seconded the motion. All Council members voted in favor, as there was no opposing vote.

Mayor Talbot said he wants to make sure there are no false pretenses about the cul-de-sac becoming a through road in the future. Also, he said trails are important in Farmington.

Resolution Adopting the New Personnel Policies and Procedures Manual

Gadd presented this agenda item. As the personnel policies and procedures manual has been outdated for a long time, this was a project that has been a long time coming. **Gadd** highlighted the new sections. One was a reasonable break time for nursing mothers for up to a year after their baby was born. Another was a sexual harassment complaint procedure, as well as a work place violence section. While the previous drug and alcohol policy allowed for testing prior to employment, the new policy will allow for testing of current employees when appropriate. Other changes were small, including the City Manager will no longer be responsible for human resource items, personnel records can be kept both electronically and as paper files, and which departments are allowed to get overtime pay.

Isaacson asked if the City Attorney had reviewed it. **Gadd** said he had been an integral part of the effort to update the manual, and his suggestions had been incorporated. **Jayne Blakesley**, filling in for City Attorney **Todd Godfrey**, said that **Godfrey** had gone through the manual.

Anderson said that the only thing worse than an updated policy is not following it, so he encouraged the City and Staff to follow it. **Pace** said nothing after Chapter 9 was included in the packet because there were no changes to anything past that.

Motion:

Wayment moved that the City Council approve the New Personnel Policies and Procedures Manual for Farmington City.

Isaacson seconded the motion. All Council members voted in favor, as there was no opposing vote.

REDEVELOPMENT AGENCY MEETING

Motion:

Councilman **Brett Anderson** made the motion to adjourn to the Redevelopment Agency (RDA) Meeting. The motion was seconded by Councilwoman **Amy Shumway**, which was unanimously approved.

CALL TO ORDER:

Mayor **Jim Talbot** called the meeting to order at 8:25 p.m. Roll call established that all members were present.

Farmington North Station CRA 3 Project Area Plan

Assistant City Manager/Economic Development Director **Brigham Mellor** presented this agenda item pertaining to establishing tax increment for commercial development on the Evans property. He said this is the first step of multiple to come over the next few months. This will give Staff the authority to prepare an area plan and take it to the taxing entities to establish a tax increment period and rate. If this is approved tonight, it will not be the end step and there will be multiple opportunities to still contribute to the process, which should wrap up by the first quarter of 2021.

Mayor Talbot said these are necessary steps and this will give Staff opportunities to approach taxing entities.

Motion:

Wayment moved that the RDA approve the Resolution authorizing the creation of North Farmington Station CRA 3 Project Area Plan.

Anderson seconded the motion. All Council members voted in favor, as there was no opposing vote.

Motion:

Isaacson made a motion to adjourn and reconvene to an open City Council meeting. The motion was seconded by **Shumway**, which was unanimously approved.

SUMMARY ACTION:

Minute Motion Approving Summary Action List

The Council considered the Summary Action List including approval of minutes from October 6, 2020; approval of minutes from October 20, 2020; and Plat Amendment—Farmington Eastridge Estates.

Beus asked to change his statement on Page 15 of the October 6, 2020, minutes to note that at this time, this is not the right place for a car wash, but other places can be considered.

Motion:

Shumway moved to approve the Summary Action list items as noted in the staff report.

Beus seconded the motion. All Council members voted in favor, as there was no opposing vote.

GOVERNING BODY REPORTS:

City Manager Report

Pace presented the Monthly Fire Activity Report for October and the Redevelopment Agency (RDA) November 1 Annual Report. The RDA report is submitted to the state and taxing entities annually. If the Council needs further details, they can get them from **Mellor**.

Pace mentioned an email he had received from the City Manager of Pleasant Grove City, which was sued by Libertas regarding their transportation utility fee. Pleasant Grove lost the case in District Court, but they are appealing that decision. The State Legislature is letting the case go through the appeal process before they address the issue with new legislation. Pleasant Grove would like to know if Farmington City and 11 other cities are willing to help them in their appeal by contributing \$5,000 each. While Farmington hasn't been sued, the City is continuing to charge the transportation utility fee because Staff feels it is important and instrumental in enhancing City roads and supplementing the budget for the past two and a half years.

Mayor Talbot said out of the hundreds of cities throughout Utah, only 12 are collecting a transportation utility fee. He asked if all those cities are on board with helping Pleasant Grove City. **Pace** answered that all but one city is, as that city has stopped charging the fee. Pleasant Grove has asked all cities for an equal amount, but **Isaacson** asked if it could be more proportional. Aside from Provo, all the other cities are proportional in size to Farmington. **Mayor Talbot** asked **Pace** to look into the possibility of all cities contributing a proportional amount. Since Provo is much larger than Farmington, perhaps they should pay more. The Council expressed their support of these efforts.

Pace gave the Council information regarding an upcoming application. Brighton Homes out of Idaho is proposing a luxury 177-unit apartment project for those ages 55 and over at Station Park by Chick-fil-A. They are scheduled to present to the Council during a work session the first week in December. Due to existing agreements with Station Park, all the required zoning is in place for this project, which can move forward with only staff review. However, the applicant would like the Council to see the project up front. Parking will be underneath the building. One

person in each unit must be 55 or older, and rates are competitive when looking at independent living facilities, which is the market the applicant is going for. There is an existing project of this same type in Meridian, Idaho, and it has been very successful. This project will set a standard.

Mayor Talbot and City Council Reports

In response to multiple emails regarding the fatality on Farmington trails near the junior high bridge, **Anderson** asked for a user-friendly way for the public to inform the City of hazards, or provide feedback when residents see hazardous conditions. It could help the City be more proactive. **Mayor Talbot** asked **Pace** and Staff to look into that. **Hansell** said there is a form on the website, a “contact us” on the top ribbon.

Wayment asked for Staff to follow up with **David Barney**, who is Chairman of the Historic Preservation Commission, about preserving access to State Street, as neighbors were recently surprised to see that a road had been paved to State Street. **Petersen** said Staff was apprised of this yesterday. They did not get approval to pave that. Staff met with the developer, who assured the City that they did not do the paving and their development ends at the fence line. The property owner, **Jessop**, is an absentee landowner of the old Robinson home. The renter wanted to pave the driveway extra wide. While it looked like it was part of the same North Cottonwood development, it is not. **Petersen** said that before Staff acts on it, they are seeking advice from the City Attorney on how to proceed. He assured the Council that their approval is intact, and that this seemed to be on the private property owner rather than the developer, who has not violated his approval with the City. It is suspect that someone is paving their back yard, and it does look like a road going through. The tenants renting the single-family home have placed a barricade to make sure no one cuts through. **Mayor Talbot** asked Staff to keep following through. **Beus** said he drove the area, and the driveway certainly looked like a road going through to the subdivision behind.

Beus will be recommending a new Historical Preservation Committee member to the Council in the future. He said the Mosquito Abatement District is still grappling with a bill from the sprayer who sprayed too high to be effective. They are trying to figure out how to remedy that with future contracts.

Beus said he and **Shumway** had a productive Affordable Housing Committee meeting. **Hansell** and **Petersen** were also there. Concerns and ideas were shared, and Staff will explore options before coming back to the next meeting in December. He is looking forward to putting some proposals on paper and making recommendations to the City Council in the future. The three-pronged approach will be project-based affordable housing, accessory dwelling units, and decentralized affordable housing proponents in housing projects. **Petersen** said he would like to meet with **Shumway** and **Beus** before December 1.

Shumway said she got news that the bids for the West Davis Corridor came in lower than expected, which may mean that the pedestrian access over Park Lane can be funded using that money. **Pace** said the bid came in at \$471 million, and UDOT will want to get through some things before they commit to the pedestrian access. He is happy that the contractor proposes the

Legacy Parkway Trail to go straight through instead of to 650 West and rerouting back around. The contractor is committed to getting the project done a year early, which will mean residents will only have to put up with construction for two years rather than three.

Shumway wanted to know if the Council could get an audience with their State Legislators to go over concerns, and inform them of the future business park. **Pace** said he would try to schedule an upcoming meeting. **Shumway** is worried about reports of rifle shooters shooting from the Salt Lake Shoreline Trail. She is disappointed that of the 10 mines the Forest Service wanted to close, Patsy's Mine was the first to be closed. The Forest Service used a horse to haul bricks and equipment to close the beloved mine, and left the trail in bad shape. In some places the trail is difficult to pass because of loose rocks. With this as well as the closure of Sunset Campground, **Shumway** said she is disappointed in the Forest Service lately.

Isaacson said he has received one of two STACK documents he needs to review. **Pace** said he would get the Development Agreement tomorrow.

ADJOURNMENT

Motion:

Anderson made a motion to adjourn the meeting. **Isaacson** seconded the motion, which was unanimously approved.

Heidi Bouck, Recorder

CITY COUNCIL AGENDA

For Council Meeting:
December 15, 2020

S U B J E C T: City Manager Report

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

CITY COUNCIL AGENDA

For Council Meeting:
December 15, 2020

S U B J E C T: Mayor Talbot & City Council Reports

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